



IT'S QUITE
HEFTY, IT
PROBABLY
WEIGHS
ABOUT A
KILOGRAM.

S... SO
THIS IS
WHAT 10
MILLION
YEN FEELS
LIKE!



MY
HEART IS
RACING...



COME TO
THINK OF IT,
THIS IS THE
FIRST TIME IN
MY LIFE I'VE
EVER SEEN A
MOUNTAIN OF
BUNDLES
OF TENS OF
MILLIONS
IN CASH.



MONEY
SURE IS
AWE-
SOME.



IT'S SO
HEAVY! I
FEEL THE
WEIGHT
ON MY
SHOULDERS!





DON'T
THEY THINK
THIS IS
DANGEROUS?

THIS IS TOO
MUCH. AM I
SUPPOSED TO
SCURRY
AROUND TOKYO
LUGGING 50
MILLION YEN, A
FORTUNE IN
CASH?



WHAT
ARE
THESE
GUYS
EVEN
THINK-
ING?

HOW COULD
THEY LET A
JUNIOR HIGH
KID DO A
THING LIKE
THIS?



I WOULDN'T
ACCOMPLISH
ANYTHING
DASHING
OUT INTO
TOWN AND
WANDERING
AROUND
WITH A SACK
OF CASH.

BUT HOLD
ON A SECOND
HERE...
I NEED TO
ASSESS THE
SITUATION
CALMLY.



I'LL ASK HIM
QUESTIONS THAT
WILL BE PIVOTAL
TO MY VICTORY,
AND DRAG THE
ANSWERS OUT
OF HIM.



FIRST, I MUST
INVESTIGATE
WHAT KIND
OF PROPERTY
THIS CHAIRMAN
TSUKAHARA
WANTS.



WHAT
IS IT?

UH,
WOULD
YOU
MIND IF I
ASK YOU
SOME-
THING?



HML



...WHAT
KIND OF
PROPERTY
ARE YOU
SEEKING
TO BUY?

UM... IF I
MAY ASK
YOU OUT-
RIGHT...



OF
COURSE
HE'S NOT
GOING
TO TELL
YOU



IDIOT...



SMART
MOVE.

IT'S
CORRECT
STRATEGY
TO GATHER
NECESSARY
INFORMATION
BEFORE
ENGAGING
IN A COMPE-
TITION.



A HIGH-
VALUED,
POTENTIALLY
PROFITABLE
PROPERTY.

WELL
THAT'S
SIMPLE.



WHAT...
HE'S
ACTUALLY
TELLING
HIM?



THANK
YOU VERY
MUCH.



THE RULE
OF THIS
COMPETITION
IS SIMPLE:
WHICH OF
THE TWO
PROPERTIES
PURCHASED
WITH 50
MILLION YEN
WILL I
CHOOSE?
THAT'S ALL
THERE IS
TO IT.



NOW MY
BROTHER
LOOKS
STUPID FOR
HAVING
DASHED OUT
WITH ASKING
ANYTHING.



THERE'S NO
RULE THAT
SAYS YOU
CAN'T ASK ME
QUESTIONS,
SO I'LL
ANSWER ANY
QUESTIONS
YOU MIGHT
HAVE.



CAPITAL
GAIN.

...AND
INCOME
GAIN?



THERE ARE
TWO WAYS
TO MAKE
MONEY IN
REAL
ESTATE:
BUYING OR
SUBLET-
TING.

IN
OTHER
WORDS:
CAPITAL
GAIN OR
INCOME
GAIN.



THIS IS
REFERRED
TO AS
"RESALE"
IN REAL
ESTATE.

CAPITAL
GAIN IS THE
FUNDAMENTAL
BASIS OF
INVESTMENT,
TO PROFIT BY
"BUYING
LOW, SELLING
HIGH."



THERE WAS A
REAL ESTATE
BOOM IN THE
BUBBLE ERA OF
THE 1980S.
GREAT PROFITS
WERE MADE IN
CAPITAL GAIN.

IN TERMS
OF SIMPLE
CALCULATION, IF YOU
SPEND 20 MILLION
YEN TO BUY AND YOU
SELL AT 25 MILLION
YEN, THEN YOU'VE
PROFITED 5 MILLION
YEN. THAT IS, IF
YOU'RE NOT
COUNTING TAXES
AND FURTHER
FEES.



I'M
TALKING ABOUT
INCOME FROM
SUBLETTING,
INCOME WITHOUT
HAVING TO DO
ANY LABOR!

INCOME
GAIN IS A
SPECIAL
CHARACTER-
ISTIC OF
REAL ESTATE,
AND ALSO
ITS ATTRAC-
TION.



IN THAT CASE,
YOUR YIELD
WOULD BE 100
MILLION DIVIDED BY
6 MILLION, WHICH
MEANS 6%. THAT'S
A PRETTY GOOD
YIELD COMPARED
TO STOCK
DIVIDENDS, WHICH
YIELD IN THE 2%
RANGE.

SAY YOU BUY AN
APARTMENT FOR
100 MILLION YEN
AND SUBLET IT
TO A RENTER
FOR 500,000 YEN
A MONTH. YOUR
ANNUAL INCOME
WOULD BE 6
MILLION YEN.



YOU'RE
A FAST
LEARNER.



I SEE...

IN OTHER
WORDS,
YOU'LL
MAKE YOUR
DECISION TO
PURCHASE THE
PROPERTY
BASED ON THE
PROFITABILITY
OF ITS
CAPITAL GAIN
OR INCOME
GAIN. IS THAT
CORRECT?



THIS GUY'S
GOOD AT
IMPRESSIONS
OLD FOGIES.

THAT'S
KIND OF
GROSS.



GO
AHEAD.

OH, YES.
AND ONE
MORE
QUESTION?



CAN YOU
FILL ME IN
ON WHAT
EXACTLY
YOU MEANT
BY THAT?

CHAIRMAN
TSUKAHARA,
YOU SAID
EARLIER THAT
YOU'LL
DECIDE ON
THE BASIS OF
WHICH YOU
LIKE BETTER.



REAL
ESTATE IS
A VERY
SUBJECTIVE
THING
OVERALL.

SURE...



SUB-
JECTIVE?



VALUES GET
DETERMINED
NATURALLY BASED
ON THE BALANCE OF
SUPPLY AND DEMAND,
AS MULTITUDES OF
PEOPLE AROUND THE
WORLD BUY AND SELL
TENS OF THOUSANDS
OF THE SAME
SHARES OF THE
SAME COMPANY.

THAT'S
RIGHT,
STOCKS,
FOR
EXAMPLES,
ARE
OBJECTIVE.





AND THEN
THERE ARE
PROPERTIES
THAT NEVER
GET
PURCHASED,
NO MATTER
HOW CHEAP.

BUT THERE
ARE PEOPLE
WHO BUY AT
PRICES FAR
EXCEEDING
POSTED
VALUE.



THAT'S HOW
REAL ESTATE
IS; IT'S HIGHLY
SUBJECTIVE
WHICH KINDS
OF PROPERTY
A PERSON WILL
WANT TO OWN.

IN OTHER
WORDS, IT
FALLS INTO
THE REALM
OF PERSON-
AL TASTES
AND PREFER-
ENCES.



A LOT
TO BE
LEARNED
ABOUT
IT...



REAL
ESTATE IS
PROFOUND.
THERE'S A
LOT TO BE
LEARNED
ABOUT IT.

THAT'S
WHAT
MAKES IT
INTER-
ESTING.



MIYUKI,
I WANT
YOU TO
GO WITH
ZAIZEN-
KUN.



I'M
GOING
NOW.

THAT YOU
FOR
TEACHING
ME THESE
THINGS.



WHAT?
ME?



NOT TO
MENTION HE'S
LUGGING A
FORTUNE ON
HIS BACK.



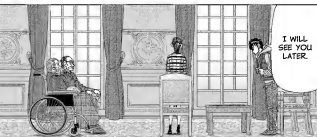
ZAIZEN-KUN
DOESN'T
KNOW HIS
WAY AROUND
IN TOKYO.



NEVER
MIND
THAT.
GO.



BUT... IT'S
NONE OF MY
BUSINESS.





THAT'S NOT WHY.





HEH?



PERSONALLY... I DON'T LIKE THAT CHAIRMAN TSUKAHARA.



HE'S GOT NO CLASS, AND HE DOESN'T SEEM TO HAVE AN EDUCATION, EITHER. I GET IRRITATED EVERY TIME I SEE HIM.

I'VE KNOWN HIM SINCE I WAS SMALL. HE'S ALWAYS HAD THAT ECONOMIC LADDER-CLIMBER VIBE ABOUT HIM, HE'S ALWAYS BEEN ARROGANT ABOUT HIS SUCCESS.



OH... I SEE.

I ALWAYS WONDER WHY MY GRANDPA IS FRIENDS WITH SUCH A BOOR.



NO...
NOT
REALLY.



DIDN'T YOU
GET THAT
IMPRESSION
FROM HIM?



YOU
ASKED HIM
QUESTIONS?
WHAT DID
YOU ASK?



YOU'RE
DENSE.



I ASKED
WHAT
KIND OF
PROPERTY
HE'D BE
INTERESTED
IN BUYING.

YOU
KNOW,
ABOUT
REAL
ESTATE.

I ASKED
HIM
QUESTIONS,
AND HE
KINDLY
ANSWERED
THEM
FOR ME.



HM...
THAT'S A
VAGUE
RESPONSE.



UH
HUH...



BY THE WAY, WHAT'S WITH THE SKATEBOARD, SHINJI-SAN?



HUH? YOU'RE GOING SOMEWHERE, MIYUKI?



GRANDPA ORDERED ME TO TAG ALONG WITH ZAISEN-KUN.



BUT THIS IS TOKYO. I'VE NEVER HEARD ANYBODY DOING THAT.



JUST IN CASE I'M ACCOSTED BY THIEVES, I'LL USE THIS TO ESCAPE THEM.



BIG CITIES ARE FULL OF DANGERS. THERE'S NOTHING WRONG WITH TAKING PRECAUTIONS!



IT'S A NORMAL CONCERN IN NEW YORK.

